067.A	0003	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	836,700	/	836,700
USE VALUE:	836,700	/	836,700
ASSESSED:	836,700	/	836,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		ROCKMONT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LENOBEL MARLENE/TRUSTEE
Owner 2:	MARLENE LENOBEL REVOCABLE
Owner 3:	LIVING TRUST
Street 1:	31 ROCKMONT RD
Street 2:	C/O MIRIAM LENOBEL HADLEY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LENOBEL MARLENE -
Owner 2:	-
Street 1:	280 NEWTONVILLE AVE #205
Twn/City:	NEWTONVILLE
St/Prov:	MA Cntry
Postal:	02460

NARRATIVE DESCRIPTION

This parcel contains .158 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Vinyl Exterior and 1688 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6872.000	398,400		438,300	836,700
Total Card	0.158	398,400		438,300	836,700
Total Parcel	0.158	398,400		438,300	836,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 495.68 | /Parcel: 495.68

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	128677
GIS Ref	
GIS Ref	
Insp Date	12/17/08

!5797!

PREVIOUS ASSESSMENT

Parcel ID: 067.A-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	398,400	0	6,872.	438,300	836,700		Year end	12/23/2021
2021	101	FV	387,000	0	6,872.	438,300	825,300		Year End Roll	12/10/2020
2020	101	FV	387,000	0	6,872.	438,300	825,300	825,300	Year End Roll	12/18/2019
2019	101	FV	284,900	0	6,872.	407,000	691,900	691,900	Year End Roll	1/3/2019
2018	101	FV	284,900	0	6,872.	407,000	691,900	691,900	Year End Roll	12/20/2017
2017	101	FV	284,900	0	6,872.	356,900	641,800	641,800	Year End Roll	1/3/2017
2016	101	FV	284,600	0	6,872.	325,600	610,200	610,200	Year End	1/4/2016
2015	101	FV	278,000	0	6,872.	288,000	566,000	566,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:47:13

LAST REV

Date	Time
03/27/19	10:31:05
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5797

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LENOBEL MARLENE	66055-250		9/10/2015	Convenience	1	No	No		
WIEHE KENNETH &	64182-191		9/4/2014		675,000	No	No		
VAGANAY JEROME/	61367-382		3/11/2013		628,000	No	No		
VAGANAY JEROME	52152-502		1/30/2009	Family	1	No	No		
WALLACE PATRICI	50972-259		4/1/2008	Change>Sale	387,500	No	No		
	13019-125		7/19/1976		40,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2018	1724	Insulate	6,000	C				
6/6/2018	747	Redo Bat	52,000	C				
8/29/2014	1084	Manual	6,500		8/29/2014			Repair damage to s
9/16/2010	2019	Redo Kit	13,600					
3/28/2008	282	Addition	62,000			G10	GR FY10	ADD 2ND LEVEL
9/11/1996	456		12,000					ADD WDK/REM KITCHE

ACTIVITY INFORMATION

Date	Result	By	Name
1/31/2018	Mail Update	EMK	Ellen K
12/17/2012	OWNR INFO	MM	Mary M
12/17/2008	Meas/Inspect	163	PATRIOT
7/15/2008	Permit Visit	BR	B Rossignol
11/3/2000	Hearing Chag	163	PATRIOT
11/10/1999	Meas/Inspect	163	PATRIOT
7/27/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	128677
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6872		Sq. Ft.	Site		0	70.	0.91	12									438,314						438,300	

Total AC/HA:	0.15776	Total SF/SM:	6872	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	438,314	Spl Credit		Total:	438,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27203798
Const Adj.:	0.99989998
Adj $ / SQ:	165.348
Other Features:	113046
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	446617
Depreciation:	48235
Depreciated Total:	398382

COMMENTS

PDAS, NO ATC OR HST.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

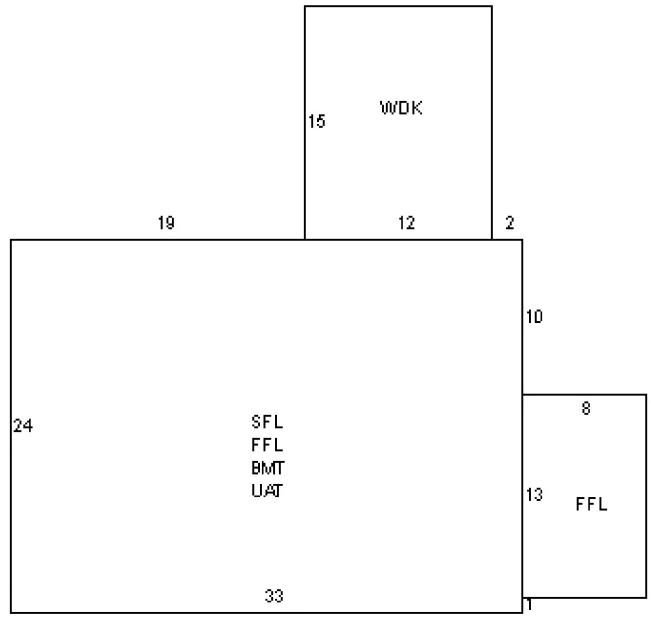
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	165.35
Special Features:	0	Val/Su Net:	139.40
Final Total:	398400	Val/Su SzAd	236.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	896	165.350	148,152
BMT	Basement	792	49.600	39,287
SFL	Second Floor	792	165.350	130,956
UAT	Upper Attic	198	66.140	13,096
WDK	Deck	180	11.550	2,080

Net Sketched Area:	2,858			Total:	333,571
Size Ad	1688	Gross Area	3452	FinArea	1688

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.A-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	